City of Jurupa Valley

NOTICE OF EXEMPTION

TO: Clerk of the Board
County of Riverside
P.O. Box 751
Riverside, CA 92502-0751

FROM: City of Jurupa Valley
Planning Department
8930 Limonite Avenue
Jurupa Valley, CA 92509

Project Title: Master Application (MA) No. 25312 (PP14420S13)

Project Applicant: Morgan Nestegard (Property Owner's Applicant)

Project Location: 11600 Riverside Dr, City of Jurupa Valley, County of Riverside.

Description of Nature, Purpose and Beneficiaries of Project: Construction of a 800 SF stand-alone guard booth with restroom and janitorial facilities and construction two new stand-alone restroom structures approximately 294 SF and 308 SF.

Name of public agency approving project: City of Jurupa Valley

Name of person/agency carrying out project: Kyle Sherman

Exempt Status: **(Check One)**

____ Ministerial (Sec. 21080(b)(1); 15268)

____ Declared Emergency (Sec. 21080(b) (3); 15269(a))

____ Emergency Project (Sec. 21080(b) (4); 15269(b)(c))

_X_ Categorical Exemption.
State type and section number: Section 15303 New Construction or Conversion of Small Structures (e) accessory (appurtenant) structures of the California Environmental Quality Act (CEQA).

____ Statutory Exemption. State code number:

____ General Rule Exemption (CEQA Guidelines Section 15061(b) (3)).

NOTICE OF EXEMPTION
(MA26183 continued)

Reason(s) why project is exempt:
Class 3 consists of construction and location of limited numbers of new, small facilities or structures, including commercial buildings not exceeding 10,000 square feet in urbanized areas where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Based on the foregoing, the Project is categorically exempt from CEQA pursuant to CEQA Guidelines §15303 (Class 3 – New Construction or Conversion of Small Structures) (e) accessory (appurtenant) structures and none of the exceptions set forth in CEQA Guidelines §15300.2 apply.

Lead Agency contact person: Luis Soto, Planning Technician
Telephone: (951) 332-6464 x 156

Lead Agency Signature: Luis Soto Date: 11/06/2026